

PB# 00-3

KWG-Gallagher Trucks

9-1-23.1

WIND~~OR~~ HWY. (SHAW)

Approved 2/17/00

KWG REALTY (GALLAGHER TRUCKS) SITE PLAN (00-03)

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Thank you. For the record, my name is Greg Shaw from Shaw Engineering. With me tonight is Frank Gallagher, a principal of KWG Realty. I'm sure the board's familiar with this site, it's the Gallagher Transportation Park on Windsor Highway on the north side, I guess would be northwest side.

MR. PETRO: We approved that rear building some time ago, correct?

MR. SHAW: Correct, back in 1994 around that, this board approved a building in the southwest corner of the property for Kimball Auto Parts. That building was constructed and has been occupied. The use of that building was half office and half warehouse. What they'd like to do is change the use of that building. They'd like to keep the front portion of that building for office consistent with what it is now, but they'd like to take the warehouse, which is in the rear of the building and utilize that for their bus repair and maintenance center. Presently, that work is being done on site in the building of, that's labeled on the plan as Gallagher Trucking. So, again, they'd like to make some room within the Gallagher Trucking building, take that operation and move it into the rear of the former Kimball building. There are some minor site improvements that go along with it. You'll notice on the southerly side of the property, there's a new macadam area that's going to be used as a maneuvering area once the vehicles leave the bus repair center and would turn around and proceed in a northerly fashion to the new parking area which has been designated also on the plan in the shaded area. You'll notice on the plans that we have designated parking spaces for the coach buses, school buses, transit buses, mini-vans, and also, 52 parking spaces for the drivers. All those spaces are in addition to the 15 spaces which are presently in front of that building. So, again, what we're looking from this board tonight is for approval to allow the change of use of that property and for the

newer macadam area around the south and west of the building and also the gravel area and the placement of the coach buses on the westerly portion of the site.

MR. PETRO: How many new spaces?

MR. SHAW: New spaces, I don't know if they are new, they are a reshuffling of the deck, in other words, these spaces have always been there, they have always parked in that area to allow the trucking operation some more room and to bring these buses back into visual contact with the building and dispatcher, that's what caused the relocation. So, it isn't like we're creating new spaces, just moving them to a more optimum location.

MR. PETRO: But these spaces for the building themselves the way it sits now is already blacktopped, the ones in the front of the building, this is all done up?

MR. SHAW: That exists, that's all part of the '94 approval that went with S.G. Kimball.

MR. PETRO: The use that you are going to is not more restrictive to require more parking spaces?

MR. SHAW: No, if you notice on the parking space schedule, I have laid it out as to how many spaces we're required to provide and how many are being provided and we're way in excess in every case.

MR. PETRO: Not counting the gravel areas.

MR. SHAW: In the parking schedule, I accounted for the parking spaces in front of the building and also the driver parking area.

MR. PETRO: Keep in mind we can't allow the graveled parking to be used for calculated parking spaces for the building. This is what I'm trying to find out.

MR. SHAW: Why couldn't they be, why couldn't they be allocated for employee parking?

MR. PETRO: On graveled spaces, we don't normally do that.

MR. EDSALL: I think, let's take one step back for a minute. I know exactly where you're going, you're looking at a compliance with that building, as if it was freestanding.

MR. PETRO: Correct.

MR. EDSALL: But I'm just wondering if you want to look at it, it's a single property the entire site, so if the uses are being shuffled, he's still got the total number of spaces to meet the code.

MR. PETRO: Paved.

MR. EDSALL: Paved, what he's doing is he's saying but we want to have the option to have some spaces that aren't going to be paved.

MR. PETRO: I don't care about that. I'm asking and you have already answered the question, I'll say it again for the minutes, he has enough paved parking to meet the requirements of all the buildings on the site?

MR. EDSALL: Right, and I think the key thing, Jim, we should put in the record is that Greg mentioned earlier about changing the use of the parcel, it's not really, it's a single lot, and the uses are just being switched from building to building, so there's really no new uses, it's just, as he said, a reshuffling of the deck.

MR. PETRO: With the change in the new building, we still have enough parking spots paved?

MR. SHAW: Correct.

MR. PETRO: Somewhere on your site.

MR. SHAW: Absolutely. Perfect example is right here, if you're looking for spaces that could be attributed to this building, this area right through here is presently paved.

MR. PETRO: Okay, how about paving the cul-de-sac which is part of your drive, your existing macadam drive leave that, why are you paving the rear of the building just so the trucks don't get dirty? *

MR. SHAW: As the vehicles leave the building, they are going to have to do 180 degree turn and anything other than pavement, they are going to gauge in the gravel or shale, they need the macadam surface to maneuver the 180 degree turn and proceed and park the buses on the northerly portion of the site.

MR. EDSALL: Jim, it may, I'm looking not as much to get the exact limits of the cul-de-sac paved, but I just think that the, to clean up around the building with the truck movement to have at least northerly entrance to the building paved, it would keep things a lot cleaner.

MR. ARGENIO: Everything would be paved except the cul-de-sac, the entrance is paved, front parking lot's paved, rear parking lot's paved.

MR. SHAW: Consider it paved, we'll pave it.

MR. PETRO: I'd like it paved being that you're willing to go along with that, we don't need a landscaping plan, maybe we can go through that, you know.

MR. SHAW: Consider it paved.

MR. PETRO: We just have to have the plan changed to show you that the cul-de-sac will be paved.

MR. LUCAS: No change of use and we're just moving things.

MR. GALLAGHER: No additional square footage.

MR. SHAW: We're basically taking the use that's in the trucking center and moving it over to this new building, taking a parking spaces again which are close to the trucking center, putting in such a fashion that they can be visually observed by the dispatcher in the office area of the bus center, just that simple.

MR. PETRO: Pretty rough topo in the rear of the building, are you going to need any retaining walls?

MR. SHAW: We're going to have to regrade that site partially, maybe we're going to need a four foot masonry wall along this edge and maybe a four foot masonry wall here.

MR. PETRO: We don't need to show it on the plan.

MR. EDSALL: No, that can be a field element, if they can accomplish it with grading.

MR. PETRO: If it's necessary.

MR. EDSALL: Accomplish with grading, so be it.

MR. PETRO: Can I have a motion for lead agency?

MR. LUCAS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare itself lead agency under SEQRA process for the KWG Realty site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Once again, with the public hearing, gentlemen, that's change of use, again, it's just what else is around here.

MR. SHAW: Mr. Chairman, it's a change of use in the building, not a change of use in the site.

MR. PETRO: Correct, you have Casey Mans to the south, Miron to the north.

MR. SHAW: And you have Snake Hill behind us.

MR. PETRO: I think the use of the building coincides with the main use of the entire site and I just don't see where it's necessary to put the applicant through that.

MR. LUCAS: Either do I.

MR. PETRO: Through the chore of a public hearing, if you want to use that term. So I would entertain a motion to waive.

MR. LUCAS: Make it.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the KWG Realty site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. ARGENIO: I have one question, I guess maybe I'll ask Mark this. We're not setting any precedent, are we, in approving something where the gravel parking is striped?

MR. EDSALL: They are just depicting what will fit there, I don't know that we're, at least it was never indicated that they are going to stripe.

MR. SHAW: It's not our intention to stripe.

MR. PETRO: Keep in mind that if they don't want to have the parking there at all, they don't need it, in other words.

MR. ARGENIO: I understand that.

MR. PETRO: I was under the impression that it was going to be striped and probably if it were going to be striped, there'd be a striping detail on the drawing, so I understand, yes.

MR. LUCAS: Basically, it's not public parking for buses, though it's a private, they're going to be parking themselves, it's not as if--

MR. EDSALL: Storage.

MR. LUCAS: So, if they want to line them up two feet from each other, they can.

MR. PETRO: It's not a planning board issue because of the fact it's not required parking, anybody can add parking to their area, that's what they've done. Okay, motion for final approval? I'm sorry, negative dec?

MR. EDSALL: Jim, you may want to put in the record one of the only apparent issues that could be an issue with SEQRA would be the impacts of the increased paved area relative to drainage and in the workshop we did discuss the fact that the new paved areas would sheet flow towards the gravel areas which one of the reasons they want to leave it gravel is so that it would be semi-permiable condition which would not have a negative impact on the adjoining property owners from drainage standpoint. So other than that issue, there are no other SEQRA issues, so I would think a negative dec is in order.

MR. LUCAS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the KWG Realty site plan amendment. Is there any further discussion from the board members? If not, roll call.
ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Any further discussion at all about the site plan? Mark, do you have anything else?

MR. EDSALL: Nothing.

MR. PETRO: Andy?

MR. KRIEGER: Nothing.

MR. PETRO: Motion for final approval.

MR. ARGENIO: I'll make that motion for final approval for KWG Realty site plan amendment

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the KWG Realty site plan amendment on Windsor Highway. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/17/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 0-3

NAME: GALLAGHER TRANSPORTATION BUS OFFICE AND REPAIR CTR
APPLICANT: KWG REALTY CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/17/2000	PLANS STAMPED	APPROVED
01/26/2000	P.B. APPEARANCE	LA:ND WVE PH APPR . CUL-DE-SAC TO BE PAVED (SHOW ON PLAN) FIELD REVIEW FOR . RETAINING WALLS IF THEY ARE NECESSARY. (MARK)
01/20/2000	REC. REFERRAL FROM BLDG DEPT	SUBMIT APPLICATION
01/19/2000	WORK SESSION APPEARANCE	SUBMIT TO BLDG DEPT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/17/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 0-3

NAME: GALLAGHER TRANSPORTATION BUS OFFICE AND REPAIR CTR
APPLICANT: KWG REALTY CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/26/2000	REC. CK. #1529	PAID		750.00	
01/26/2000	P.B. MINUTES	CHG	36.00		
01/26/2000	P.B. ATTY. FEE	CHG	35.00		
02/17/2000	P.B. ENGINEER FEE	CHG	206.00		
02/17/2000	RET. TO APPLICANT	CHG	473.00		
		TOTAL:	750.00	750.00	0.00

L.R. 2/17/00 *GW*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/17/2000

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 0-3

NAME: GALLAGHER TRANSPORTATION BUS OFFICE AND REPAIR CTR
APPLICANT: KWG REALTY CORP.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/26/2000	MUNICIPAL HIGHWAY	02/02/2000	APPROVED
ORIG	01/26/2000	MUNICIPAL WATER	01/26/2000	APPROVED
ORIG	01/26/2000	MUNICIPAL SEWER	/ /	
ORIG	01/26/2000	MUNICIPAL FIRE	01/26/2000	APPROVED
ORIG	01/26/2000	NYSDOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/17/2000

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-3

NAME: GALLAGHER TRANSPORTATION BUS OFFICE AND REPAIR CTR
APPLICANT: KWG REALTY CORP.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/26/2000	EAF SUBMITTED	01/26/2000	WITH APPLIC
ORIG	01/26/2000	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/26/2000	LEAD AGENCY DECLARED	01/26/2000	TOOK LA
ORIG	01/26/2000	DECLARATION (POS/NEG)	01/26/2000	DECL. NEG DEC
ORIG	01/26/2000	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/26/2000	PUBLIC HEARING HELD	/ /	
ORIG	01/26/2000	WAIVE PUBLIC HEARING	01/26/2000	WAIVE PH
ORIG	01/26/2000	AGRICULTURAL NOTICES	/ /	

JOB: 67-36

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 0-3

FOR WORK DONE PRIOR TO: 02/16/2000

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
0-3	154115	01/19/00	TIME	MJE	WS GALLAGHER S/P	50.00	0.40	32.00				
0-3	154346	01/24/00	TIME	MJE	MC KWG W/SHAW	80.00	0.30	24.00				
0-3	154188	01/26/00	TIME	MJE	MM KWG S/P Am. Appd	30.00	0.10	8.00				
0-3	154205	01/26/00	TIME	MCK	CL KW REALTY TRC	38.00	0.50	14.00				
0-3	154849	01/26/00	TIME	MJE	MC KWG	50.00	0.50	40.00				
0-3	155408	01/31/00	TIME	MJE	MC KWG EST W/SHAW	80.00	0.40	32.00				
0-3	155411	02/01/00	TIME	MJE	MC KWG W/MM	80.00	0.20	16.00				
TASK TOTAL								166.00	0.00	0.00	166.00	

GRAND TOTAL

166.00

0.00

0.00

166.00

Review of Cost Est. → 40.00

206.00

Shaw Engineering

Consulting Engineers

January 31, 2000

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
[914] 561-3695

Chairman James Petro and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: Bus Offices And Bus Repair Center - K.W.G. Realty Corp.
Windsor Highway

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for the Bus Offices And Bus Repair Center of K.W.G. Realty Corp. Our estimate is as follows:

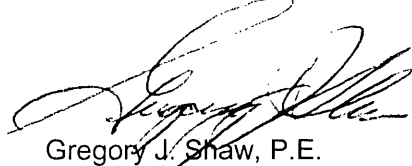
CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	3,100 S.Y.	\$ 10	\$ 31,000
Gravel Surface	6,400 S.Y.	\$ 5	\$ 32,000
Masonry Retaining Wall	120 L.F.	\$ 30	\$ 3,600
Total			\$ 66,600

Should this Estimate be acceptable to your Board, my client will pay the 2% inspection fee of \$1,332.00.

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: Frank X. Gallagher, K.W.G. Realty Corp.

OK
9/16/00

RESULTS OF P MEETING OF : January , 2000

PROJECT: KWG Realty

P.B.# 00-03

LEAD AGENCY:

1. AUTHORIZE COORD LETTER: Y__ N__
2. TAKE LEAD AGENCY: Y ☒ N__

NEGATIVE DEC:

M) LU S) A VOTE: A 4 N 0
CARRIED: YES ☒ NO__

M) LU S) A VOTE: A 4 N 0
CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) LU S) A VOTE: A 4 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M) __ S) __ VOTE: A __ N __

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M) A S) LU VOTE: A 4 N 0 APPROVED: 1-26-00
M) __ S) __ VOTE: A __ N __ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y ☒ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Cul-de-Sac to be paved - show on plan</u>
<u>field review for retaining walls if they are</u>
<u>necessary.</u>

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/03/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 0-3

NAME: GALLAGHER TRANSPORTATION BUS OFFICE AND REPAIR CTR
APPLICANT: KWG REALTY CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/01/2000	2% OF COST EST (\$66,600.)	CHG	1332.00		
02/02/2000	REC. CK. #1539	PAID		1332.00	
			-----	-----	-----
		TOTAL:	1332.00	1332.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/03/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 0-3

NAME: GALLAGHER TRANSPORTATION BUS OFFICE AND REPAIR CTR
APPLICANT: KWG REALTY CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/26/2000	APPROVAL FEE	CHG	100.00		
02/02/2000	REC. CK. #1538	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 563-4611

RECEIPT
#63-2000

02/03/2000

K. W. G. Realty Corp.

Received \$ 100.00 for Planning Board Fees, on 02/03/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

Cr # 1538

P. B. # 00-03

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 563-4611

RECEIPT
#45-2000

01/26/2000

K W G Realty Corp.

Received \$ 100.00 for Planning Board Fees, on 01/26/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

P.B.# 00-03 Application Fee

CR# 1528

Dorothy H. Hansen
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/26/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 0-3

NAME: GALLAGHER TRANSPORTATION BUS OFFICE AND REPAIR CTR
APPLICANT: KWG REALTY CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		CHG	0.00		
01/26/2000	REC. CK. #1529	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00



DATE		AMOUNT
TOTAL OF INVOICES		
LESS	% DISCOUNT	
LESS	FREIGHT	
LESS		
TOTAL DEDUCTIONS		
AMOUNT OF CHECK		

PAY TO THE ORDER OF Town of New Windsor DATE 1/25/00

THE SUM OF 100.00 DOLLARS

K.W.G. REALTY CORP.
P.O. BOX 2628
NEWBURGH, NY 12550

THE BANK OF NEW YORK
280 Broadway
Newburgh, NY 12550

1528

50-235 611
219

1001528 021902352 6800583959

THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS		P.B.# 00-03 ESCROW		1529	
DATE		AMOUNT		<div style="text-align: right; font-weight: bold; font-size: large;">K.W.G. REALTY CORP.</div> <div style="text-align: right; font-size: small;">P.O. BOX 2628 565-7700</div> <div style="text-align: right; font-size: small;">NEWBURGH, NY 12550</div>	
TOTAL OF INVOICES				<div style="text-align: right; font-size: small;">50-235 611</div> <div style="text-align: right; font-size: small;">219</div>	
LESS	% DISCOUNT				
LESS FREIGHT					
LESS					
TOTAL DEDUCTIONS				<div style="text-align: right; font-size: x-large;">\$ 750.00</div>	
AMOUNT OF CHECK					
<div style="text-align: center; font-weight: bold; font-size: large;">THE BANK OF NEW YORK</div> <div style="text-align: center; font-size: small;">280 Broadway Newburgh, NY 12550</div>				<div style="text-align: right; font-size: small;">DOLLARS</div> <div style="text-align: right; font-size: small;">Security Features Detailed on back</div>	
<div style="text-align: center; font-weight: bold; font-size: large;">TOWN OF NEW WINDSOR</div>				<div style="text-align: right; font-size: x-large;">1/25/00</div>	
<div style="text-align: center; font-weight: bold; font-size: large;">PAY TO THE ORDER OF</div>				<div style="text-align: right; font-size: x-large;">Fax</div>	
<div style="text-align: center; font-weight: bold; font-size: large;">THE SUM OF 750.00 DOLLARS</div>				<div style="text-align: right; font-size: x-large;">MP</div>	
<div style="text-align: center; font-weight: bold; font-size: large;">⑈001529⑈ ⑈021902352⑈ ⑈6800583959⑈</div>					



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-3
DATE PLAN RECEIVED: RECEIVED
JAN 26 2000

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
Bus Services has been
reviewed by me and is approved ✓
~~disapproved~~

~~If disapproved, please list reason.~~

Front property is being filed by
town water - Notify water dept

HIGHWAY SUPERINTENDENT DATE

Steve D. D. 1-26-00
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

✓

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

JAN 26 2000

PLANNING BOARD FILE NUMBER:

00-3

N.W. HIGHWAY DEPT.

RECEIVED

DATE PLAN RECEIVED:

JAN 26 2000

The maps and plans for the Site Approval

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason _____

Henry Kull
HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: January 26, 2000

SUBJECT: Gallagher Transportation Park

Planning Board Reference Number: PB-00-3

Dated: 26 January 2000

Fire Prevention Reference Number: FPS-00-005

A review of the above referenced subject site plan was conducted on 26 January 2000.

This site plan is acceptable.

Plans Dated: 24 January 2000.



Robert F. Rodgers
Fire Inspector



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 00-3

WORK SESSION DATE: 19 JAN 00 APPLICANT RESUB.
REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: KWG- Realty

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Frank Ed Gallagher

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP.
ENGINEER
PLANNER
P/E CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Kimball park going in N/E bldg.
- Bus repairs to old Kimball bldg (also offices)
- fix names & uses on plans.
- approval box

Set to Wed
mtg
pending app.

CLOSING STATUS

- X Set for agenda
 possible agenda item
 Discussion item for agenda
 ZBA referral on agenda

pbwsform 10MJE98



Building Permit Tracking Log

Building Permit Application Number: 38-2000 Building Permit Application Date: 1/20/2000

Type of Permit: Alteration

Section/Block/Lot: 9-1-23.1
Street Address of Property: 100 LEPRECHAUN LN
Property Owners Name: K W G REALTY CORP
Property Owners Address: PO BOX 2628
Occupant's Name:

Architect/Engineer's Name: N/A
Architect/Engineer's Telephone Number:
Architect/Engineer's Fax Number:

NYS Occupancy Classification:
Description of Work: Alteration
Dimensions of Building: 0.00 0.00 0.00 0.00
Comments:

Building Permit Application Review Approvals

Review Type	Building Inspector	Date	Fire Inspector	Date



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan x Special Permit _____

Tax Map Designation: Sec. 9 Block 1 Lot 23.1

1. Name of Project Bus Offices And Bus Repair Center (Gallagher Transportation Park)

2. Owner of Record K.W.G. Realty Corp. Phone 565-7700

Address: Windsor Highway, New Windsor, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Applicant Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway, Newburgh, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695
(Name) (Phone)

7. Project Location:

On the west side of Windsor Highway 800 feet
(Direction) (Street) (No.)
south of the New Windsor Town Line.
(Direction) (Street)

8. Project Data: Acreage 11.36 Zone C School Dist. Newburgh Enlarged

PAGE 1 OF 2

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JAN 26 2000

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9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No x

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) The conversion
of an existing building for the use of bus repair and maintenance
with associated offices. Bus repair and maintenance is a non-
conforming pre-existing use in the C Zone.
11. Has the Zoning Board of Appeals Granted any Variances for this property? yes x no _____
12. Has a Special Permit previously been granted for this property? yes _____ no x

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

25 DAY OF JANUARY ²⁰⁰⁰ 19

Frank X. Treas
APPLICANT'S SIGNATURE

Bruce D. Fellows
NOTARY PUBLIC
BRUCE D. FELLOWS
Notary Public State of New York
Licensed in Ulster County
Registration #1190295
Commission Expires May 31, 2001

Frank X. Gallagher
Please Print Applicant's Name as Signed

TOWN USE ONLY:
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JAN 26 2000
DATE APPLICATION RECEIVED

0000
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Frank X. Gallagher, deposes and says that he resides
(OWNER) Treasurer of K.W.G. Realty Corp.
at 136 Frozer Ridge Road, Newburgh, NY in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map
(Sec. 9 Block 1 Lot 23.1)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:


(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E.

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 1-25-2000

Witness Signature 

[Signature] Treas.
Owner's Signature
Treasurer Of K.W.G. Realty Corp.

Applicant's Signature if different than owner

Representative's Signature

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

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TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (**ON ALL PAGES OF SP**)
3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. X Properties within 500' of site
11. X Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress

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PROPOSED IMPROVEMENTS

- | | | |
|-----|-----------|-------------------------------------|
| 22. | <u>NA</u> | Landscaping |
| 23. | <u>NA</u> | Exterior Lighting |
| 24. | <u>NA</u> | Screening |
| 25. | <u>NA</u> | Access & Egress |
| 26. | <u>X</u> | Parking Areas |
| 27. | <u>X</u> | Loading Areas |
| 28. | <u>NA</u> | Paving Details (Items 25 - 27) |
| 29. | <u>NA</u> | Curbing Locations |
| 30. | <u>NA</u> | Curbing through section |
| 31. | <u>NA</u> | Catch Basin Locations |
| 32. | <u>NA</u> | Catch Basin Through Section |
| 33. | <u>NA</u> | Storm Drainage |
| 34. | <u>NA</u> | Refuse Storage |
| 35. | <u>NA</u> | Other Outdoor Storage |
| 36. | <u>NA</u> | Water Supply |
| 37. | <u>NA</u> | Sanitary Disposal System |
| 38. | <u>NA</u> | Fire Hydrants |
| 39. | <u>NA</u> | Building Locations |
| 40. | <u>NA</u> | Building Setbacks |
| 41. | <u>NA</u> | Front Building Elevations |
| 42. | <u>NA</u> | Divisions of Occupancy |
| 43. | <u>NA</u> | Sign Details |
| 44. | <u>NA</u> | Bulk Table Inset |
| 45. | <u>X</u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>NA</u> | Building Coverage (sq. ft.) |
| 47. | <u>NA</u> | Building Coverage (% of total area) |
| 48. | <u>NA</u> | Pavement Coverage (sq. ft.) |
| 49. | <u>NA</u> | Pavement Coverage (% of total area) |
| 50. | <u>X</u> | Open Space (sq. ft.) |
| 51. | <u>NA</u> | Open Space (% of total area) |
| 52. | <u>X</u> | No. of parking spaces proposed |
| 53. | <u>X</u> | No. of parking spaces required |

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  1-25-2000
Licensed Professional Date

PROJECT I.D. NUMBER

617.21

SEQR

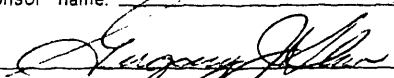
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>K.W.G. Realty Corp.</u>	2. PROJECT NAME <u>Bus Offices And Bus Repair Center</u>
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>West side of Windsor Highway, 800 feet south of Town Line</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Conversion of an existing building to bus offices and a bus maintenance facility</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>3</u> acres Ultimately <u>3</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>K.W.G. Realty Corp.</u>	Date: <u>1/25/2000</u>
Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

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JAN 26

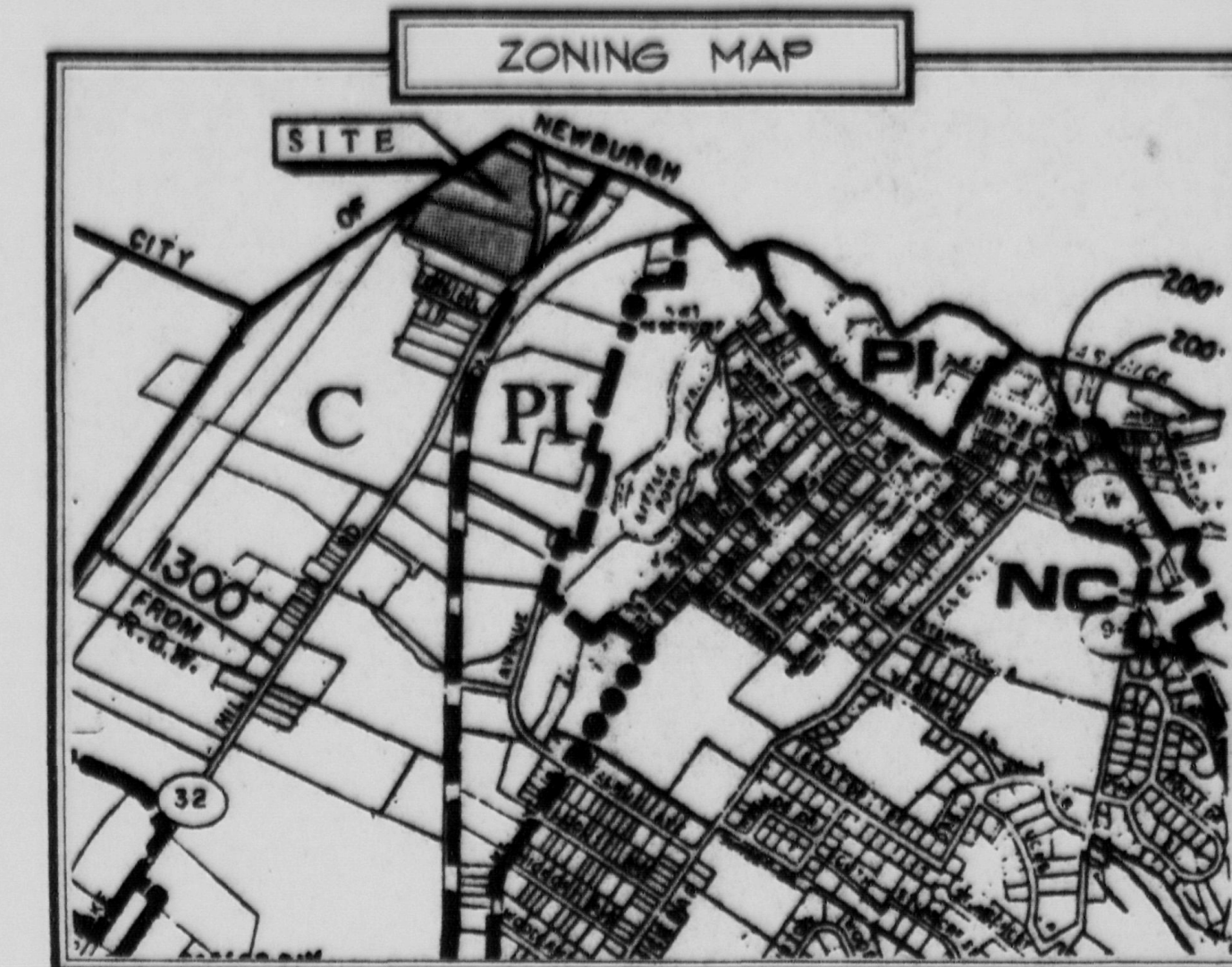
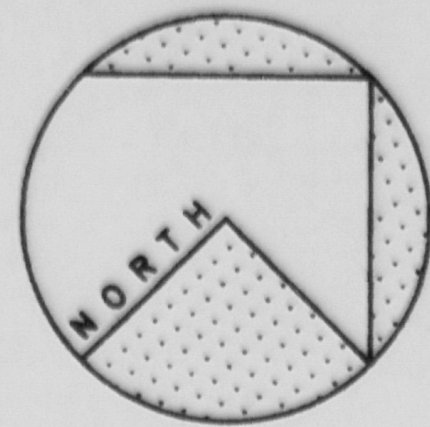
PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD, NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
No	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
No	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
No	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
No	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
No	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
No	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
No	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

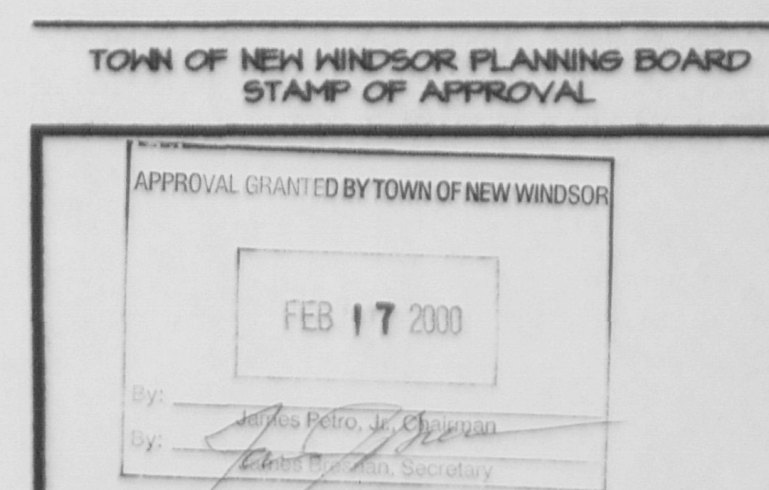
<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<u>Town of New Windsor Planning Board</u>	
Name of Lead Agency	
<u>James R. Petro</u>	<u>Chairman</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u></u>	<u></u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
<u></u>	
Date	



OFF - STREET PARKING SCHEDULE		
BUS OFFICES & BUS REPAIR CENTER		
BUS OFFICES	REQUIRED	PROVIDED
1 SPACE PER 150 S.F. OF OFFICE AREA	24 SPACES	11 SPACES
(4.275 S.F. / 150 S.F. PER SPACE)		
BUS REPAIR CENTER		
4 SPACES PER BUS SERVICE BAY, PLUS 1 PER 300 S.F. OF FLOOR AREA OUTSIDE OF SERVICE AREAS	16 SPACES	4 SPACES
- 4 SERVICE BAYS (20' x 40' BAY SIZE)	4 SPACES	55 SPACES
- (1.075 S.F. / 300 S.F. PER SPACE)	20 SPACES	

- NOTES**
1. RECORD OWNER & APPLICANT: K.M.G. REALTY CORP., P.O. BOX 2628, NEWBURGH, N.Y. 12550
 2. REFER TO FORMER PARCEL / FORMER EASEMENT PLAN:
PARCEL I: 6.94 ACRES
PARCEL II: 4.17 ACRES
PARCEL III: 0.30 ACRES
TOTAL PARCEL AREA: 11.36 ACRES
 3. ZONE: C - DESIGN SHOPPING
 4. TAX MAP DESIGNATION: SECTION 9, BLOCK 1, LOT 23.1
 5. THE SERVICING OF BUSES AT THE GALLAGHER TRANSPORTATION PARK IS A PRE-EXISTING NON-CONFORMING USE WITHIN THE C - DESIGN SHOPPING ZONE.
 6. THE BUS OFFICE & BUS REPAIR CENTER IS A CONVERSION OF AN EXISTING BUILDING FORMERLY APPROVED IN 1994 BY THE NEW WINDSOR PLANNING BOARD AS S.G. KIMBALL AUTO PARTS DISTRIBUTION CENTER.
 7. BOUNDARY SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "SURVEY FOR K.M.G. REALTY CORPORATION, BOUNDARY / LOCATION SURVEY" PREPARED BY GREVAS & HILDRETH P.C. AND DATED SEPT. 14, 1997 WITH A LATEST REVISION DATE OF JULY 15, 1999.
 8. IN 1988 THE SUBJECT PROPERTY WAS ZONED PL - PLANNED INDUSTRIAL. A VARIANCE (1988-12) WAS OBTAINED BY THE APPLICANT FROM THE ZONING BOARD OF APPEALS IN MARCH OF THAT YEAR TO ALLOW AN EXTENSION OF A NON-CONFORMING USE (PASSENGER TRUCK SALES) BY 50%. SUBSEQUENT TO THE VARIANCE, THE TOWN OF NEW WINDSOR PLANNING BOARD GRANTED SITE PLAN APPROVAL FOR THE PASSENGER TRUCK SALES. IN THE YEARS FOLLOWING THE SITE PLAN APPROVAL, THE TOWN OF NEW WINDSOR CHANGED THE ZONE OF THE PROPERTY TO C - COMMERCIAL. THE DEVELOPMENT COVERAGE FOR MOTOR VEHICLE SALES USE (PASSENGER TRUCK SALES) IN THE C ZONE IS 10% THIS IS A PRE-EXISTING USE. THERE IS NO LIMITATION OF DEVELOPMENT COVERAGE FOR THE PROPOSED USE OF RETAIL SALES AND SERVICE ESTABLISHMENTS.

LEGEND	
EXISTING	NEW
172 - 1' CONTOUR	GRAVEL SURFACE
180 - 5' CONTOUR	MACADAM PAVEMENT
BOUNDARY	
ADJ. PROPERTY LINE	



Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh, N.Y. 12550

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ISSUE	REVISION	DATE
1	PLANNING BOARD COMMENTS OF 1-26-2000	1-27-2000

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=40'
Date: 1-24-2000

SITE PLAN
Project: **BUS OFFICES & BUS REPAIR CENTER**
GALLAGHER TRANSPORTATION PARK
TOWN OF NEW WINDSOR, N.Y.

Project No. 9918